

NEW EOS-ANCHORED RETAIL DEVELOPMENT COMING SOON!

SWC Loop 101 & Indian School Road (2 Miles S of Cardinals Stadium) | PHOENIX, ARIZONA



DEMOGRAPHICS 2024

Source: Sites USA

ESTIMATED POPULATION			
11,364	115,179	338,985	
1 MI	3 MI	5 MI	

AVERAGE HH INCOME			
\$97,207	\$102,161	\$102,455	
1 MI	3 MI	5 MI	

MEDIAN HH INCOME			
\$84,553	\$80,114	\$81,583	
1 MI	3 MI	5 MI	

TRAFFIC COUNTS

W Indian School Rd (W)	34,731 VPD
W Indian School Rd (E)	32,425 VPD
99th Avenue (N)	14,523 VPD
99th Avenue (S)	13,439 VPD
AZ State Route 101 (Agua Fria Freeway)	140,415 VPD

D

DIVERSIFIED PARTNERS

Nationwide Real Estate Services

7339 E. McDonald Dr
Scottsdale, AZ 85250
480.947.8800
www.dpcpre.com

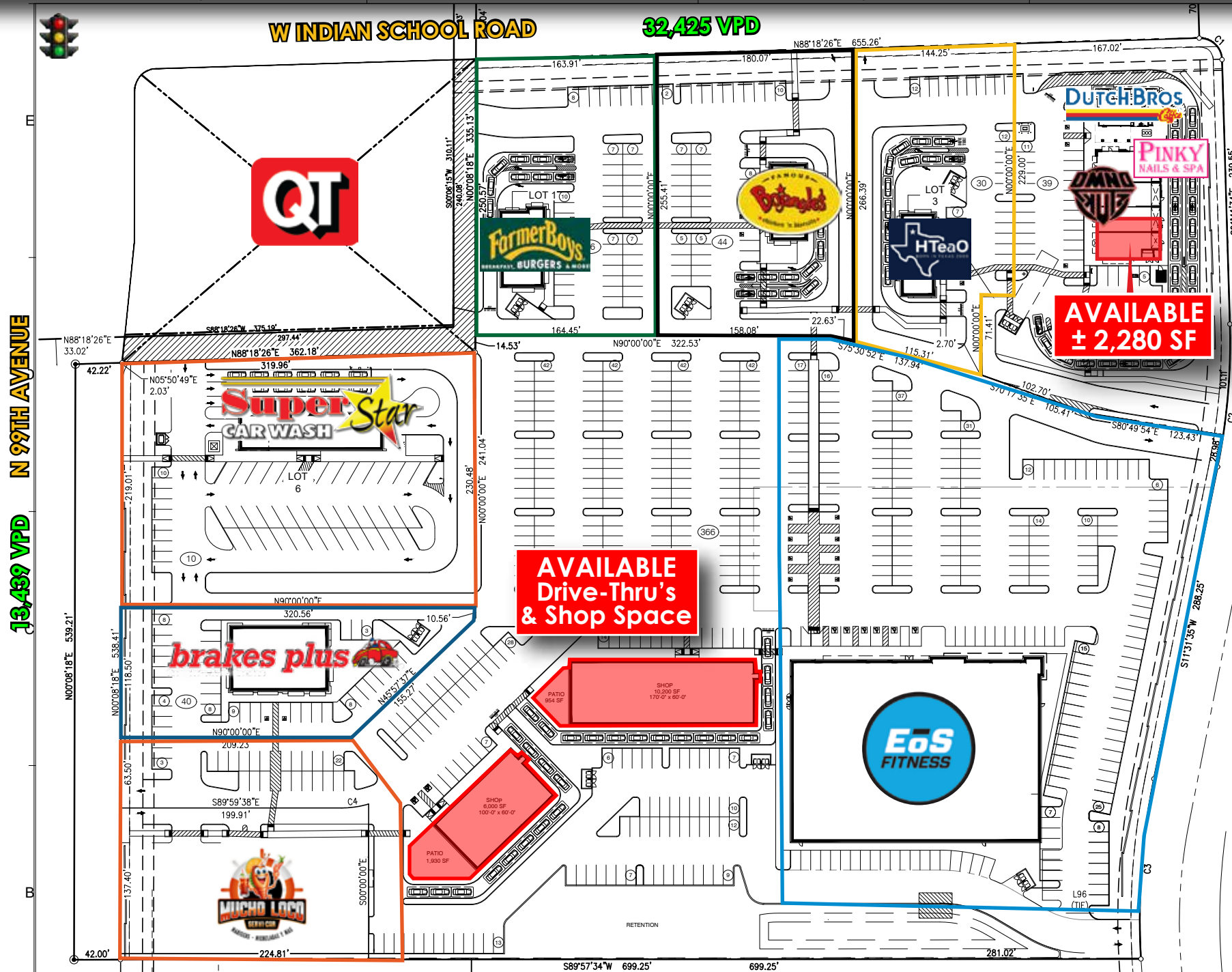
DELANEY MCGROARTY
(c) 909.524.9669
delaney.mcgroarty@dpcpre.com

DEAN INGRAM
(c) 602.703.3326
dean@dpcpre.com

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PROPOSED SITE PLAN

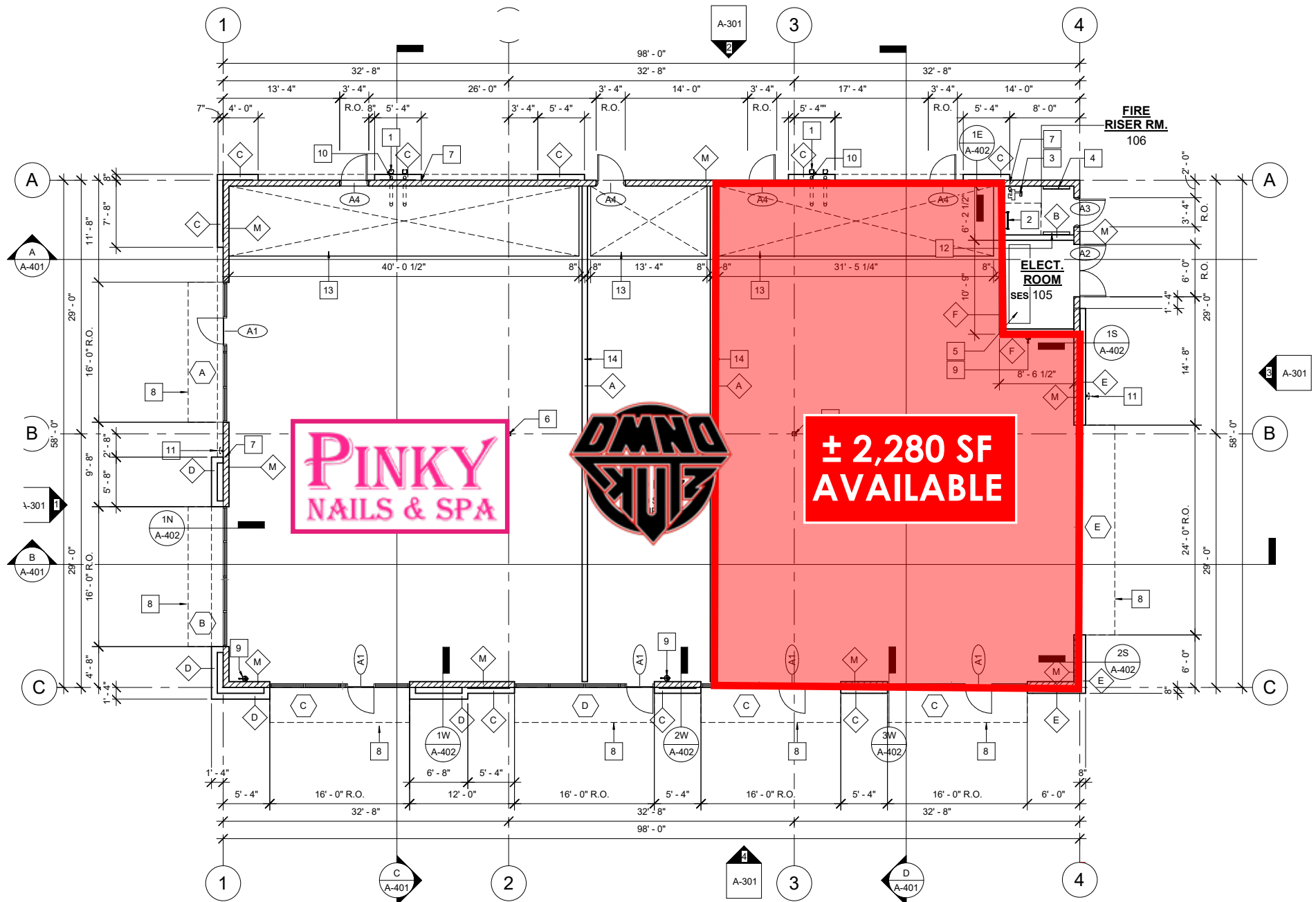
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SHOPS BUILDING 3

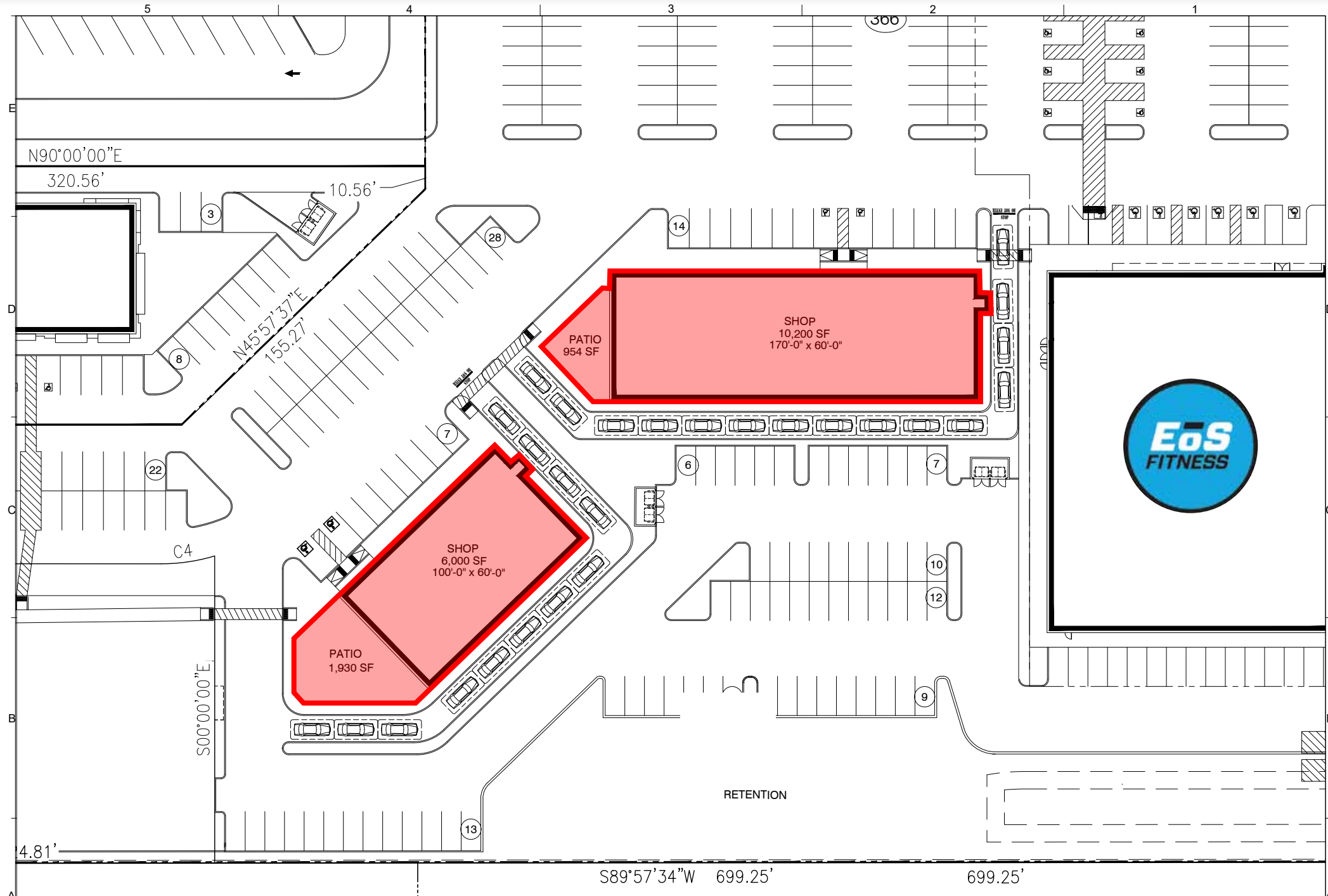
±2,280 SF ENDCAP AVAILABLE

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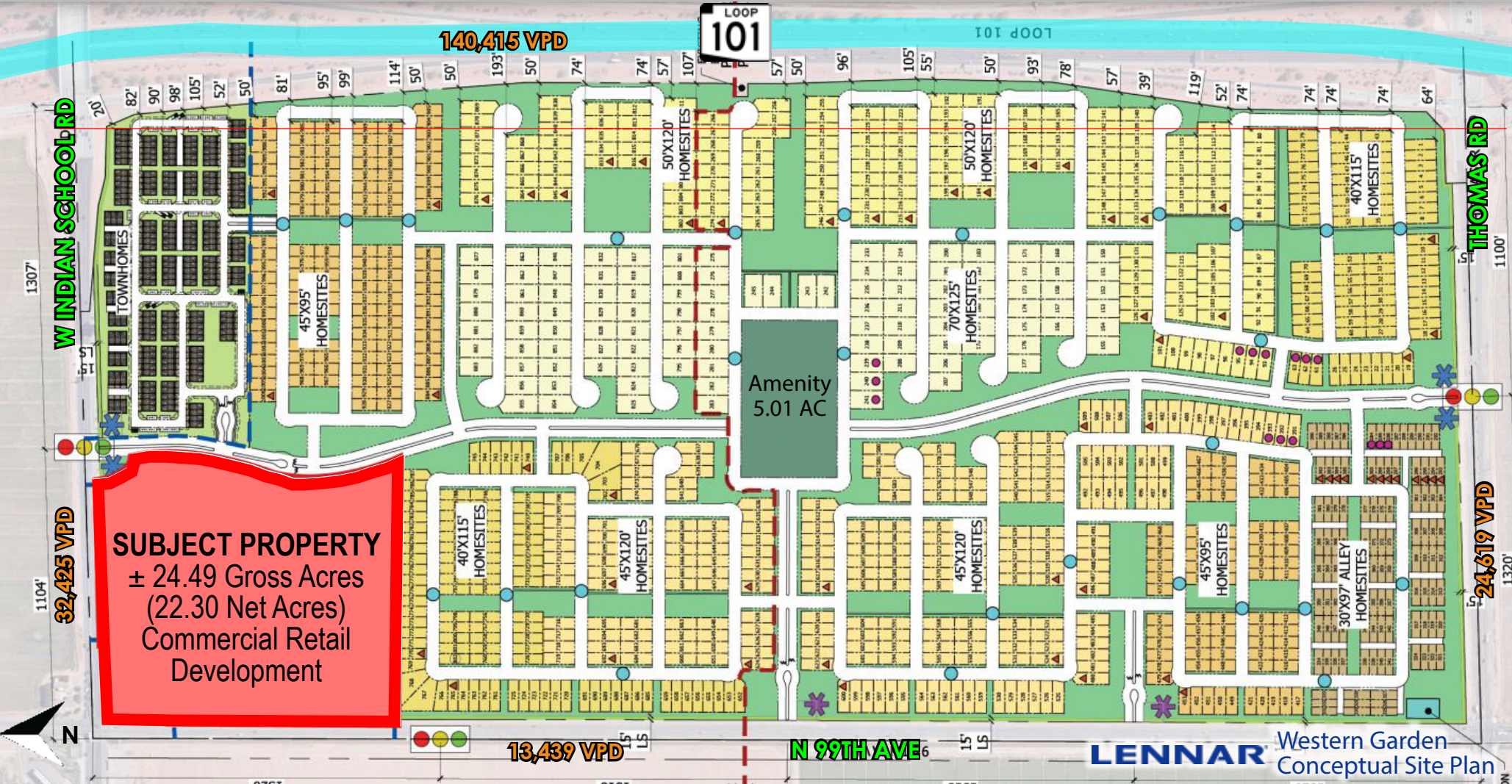
DRIVE THRU'S & SHOP SPACE AVAILABLE FOR LEASE

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Western Garden
Conceptual Site Plan

HIGHLIGHTS

- New ± 24.49 acre EOS-anchored retail development
- 1/2 Mile west of AZ State Route 101; 2 Miles north of I-10
- 3 Top Tapestries: Up & Coming Families, Soccer Moms, Bright Young Professionals
- 1 Mile east of Westview HS; largest in Tolleson school district
- ± 48,000 Daytime Population within 3 Miles
- Approximately 46,000 VPD at intersection

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±7,202 New Housing Units Planned or Under Construction within 1.5 Miles

